

**DRAFT
MINUTES OF THE
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, NOVEMBER 5, 2009**

1. CONVENE: 7:04 P.M.
2. ROLL CALL: Board Members Hoffman, Irons, Lynch, Owens, Talbot

Present: Board Members Hoffman, Irons, Lynch, & Owens
Absent: Board Member Talbot

Lynch motioned/Hoffman seconded the motion to appoint Board Member Owens to be the Chair for the meeting. Motion passed 4-0.
3. MINUTES: Meeting of August 6, 2009 – Irons motioned/Lynch seconded to approve the minutes as amended. Approved as amended 4-0
4. AGENDA CHANGES AND DISCUSSIONS:
None.
5. ORAL COMMUNICATIONS:
None.
6. WRITTEN COMMUNICATIONS:
Mr. Buckley, representative of the Alameda Architectural submitted a letter in support of continuing the discussion of the Historic Preservation Ordinance to a future date.
7. REGULAR AGENDA ITEMS:
 - 7-A **Certificate of Approval – PLN09-0339 – 2510 Eagle Avenue.** The applicant is requesting a Certificate of Approval to allow removal of a Coast Live Oak (*Quercus agrifolia*). The subject tree has caused property damage.

Staff conducted a presentation.

Board Member Lynch requested that staff report back where trees have been planted through the replacement program and asked for clarification on the process for removing oak trees in emergencies.

Mr. Torres, neighbor, spoke in support of the tree removal, and noted the tree causes a significant maintenance hardship on the elderly owner of 2514 Eagle Avenue.

Ms. Miles, daughter of the owner if 2514 Eagle Avenue, spoke in support of the tree removal.

Chair Owens asked if at least one tree could be planted on site, in a currently open area on the site, or in the public right of way.

Mr. Goodeill, property owner, stated that he would like to plant something adjacent to the street, but had been turned down by the Public Works Department because of the location of the utility lines. He stated that the open area demarked the former location of a pine tree that had grown too large for the site and had prevented anyone from parking there.

Staff suggested that the Board consider an amendment to the resolution granting that one tree be planted in the planter strip between the sidewalk and street, subject to approval by the Public Works Department.

Board Member Lynch moved/ Hoffman seconded the Certificate of Approval with the condition that the applicant shall pay an in-lieu fee of \$ 125 and, identify a tree species for planting on-site or in the landscape strip between the street and sidewalk. The tree species is subject to approval by the Public Works Department, which shall take into consideration site limitations, such as overhead power lines. If a suitable tree species is not identified for planting on-site the applicant will be required to pay an in-lieu fee of \$250 instead of the \$125 as noted above. The in-lieu fee shall be paid to the City of Alameda and deposited in the appropriate tree planting fund. Motion approved 4-0.

7-B Certificate of Approval – PLN09-0063 – 1185 Broadway. The applicant is requesting a Certificate of Approval for the demolition of more than 30% of the value of a pre-1942 single-family dwelling.

Staff conducted a presentation.

Ms. Dang, applicant, outlined the need to significantly update the building.

Board Member Lynch asked for the need to expand the building to such an extent. The applicant stated that they wanted to fully utilize the site and felt that a two-story building would fit into the neighborhood.

Chair Owens requested clarification on the need to separate the garage demolition from the main project. Staff explained the accessory structures can be reviewed on a staff-level.

Mr. Bogomolets, the project advisor, explained that he had only provided design recommendations to the applicant, but had not designed the project.

Board Member Irons, commended the clarity of the plans. He suggested that the existing configuration of the front be maintained.

Board Member Lynch commented on the proposed windows and the proposed roofline not being the same and pointed out the inconsistency in the plans.

Board Member Hoffman commended the plans and the design of the proposed building.

Chair Owens asked for clarification on those elements (stucco, windows, trim elements) that will be retained on the proposed building. He asked that the plans clearly identify those elements that will be retained. Ms Dang clarified that all stucco and wood siding on the lower half, as well as all windows will be replaced.

Board Member Hoffman stated that the extent of demolition may increase once construction starts.

Board Member Lynch asked if the project should come back to a future meeting to allow the applicant time to revise the plans and clarify the areas of concern.

Board Member Irons suggested that staff handle the revisions as discussed by Board Members.

Staff explained possible ways to handle the approval process for this project.

Board Member Lynch asked that the applicant return with the requested changes. She also asked the applicant to discuss the proposed front door.

The applicant stated the ongoing efforts made to amend the project to meet the requested changes as would be proposed by the Board.

Staff suggested that the Board form a subcommittee that would approve revised plans and would report back to the Board at the next hearing. The subcommittee would review the extent to which original wall materials would be retained, the extent of demolition and also discuss window and door changes.

Staff reiterated the role of the Board as a judicial body, which is to make a decision on the project. The subcommittee would not be advised to make any design changes and recommend products.

Board Members Irons and Hoffman agreed to be on the subcommittee.

Board Hoffman motioned to approve the project subject to the approval by the subcommittee. The subcommittee would review the extent of the demolition and retention of the exterior stucco finish, the selection of windows and front door. Board Member Lynch seconded the motion. Motion passed 3-1.

7-C 2010 Meeting Calendar

Board Member Lynch motioned, Board Member Hoffman seconded the motion. Approved 4-0

7-D Historic Preservation Workshop

Staff clarified that the workshop is the first session at which the Historic Preservation Ordinance is being considered and the public would have more opportunities to provide comments. Staff then thanked Chair Owens and Board Member Lynch for their continued efforts to update the ordinance over the last 18 months.

Chair Owens asked how the shortage of staff would affect the development and circulation of the ordinance.

Board Member Lynch described the efforts of updating the ordinance and the focus on developing a comprehensive definition section and strengthening the provisions for enforcement and penalties.

Chair Owens elaborated on their efforts.

Chair Owens opened the public comment period.

Ms. Evans, member of the AAPS, spoke in support of the ordinance and the proposed provisions for enforcement and penalties. She recommended changing the "Historic Advisory Board Fund" to "Historic Building Revolving Fund" to create a name that accurately reflects the future use of said funds. She submitted written comments and edits to staff.

Chair Owens explained that the new ordinance no longer defined demolition as determined by 30% of value of the building, but rather redefined by 25% of the area of an elevation of a building.

Mr. Buckley, Alameda Architectural Preservation Society (AAPS) representative, commended the development of the new ordinance. He raised concerns that the new ordinance does not contain findings required to grant demolition or alterations. He spoke to the concept of redesignating all historical monuments to historical landmarks and suggested that the ordinance explicitly call that out. He cautioned against requiring minor changes to historic buildings having to come to the HAB on the basis that such a drawn out the approval and review process may create a backlash against historic preservation and create a significant burden on staff. He advocated that the section on hazardous buildings be modified to allow the Building Official have more remedies other than simple demolition to address such hazardous buildings. He also suggested that the HAB had some authority over interior spaces, such as for historic landmarks.

Chair Owens closed the public comment period.

Staff explained the future steps for refining the ordinance, that it be circulated internally, and that comments from the public and other board members. He suggested that the project be agendaized for the meeting in February 2010, the subcommittee will accept comments until January 11, 2010. Board Member Lynch motioned, Board Member Irons seconded the motion. The motion passed 4-0.

8. BOARD COMMUNICATIONS:

Board Member Lynch presented a copy of "Home in Alameda" by Woody Minor to Mathew Hoffman, the newest member on the Board.

9. STAFF COMMUNICATIONS:

Staff explained that Board Members have been given a map indicating a 500' radius from property they own. This map shows the area that would require a Board Member to recuse themselves from projects located within that boundary.

10. ADJOURNMENT: 9:10 P.M.